

MARYLAND RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (hereinafter "Lease") is entered into this **12th day of April, 2026** by and between the Lessor: **Christopher Taylor** (hereinafter referred to as "Landlord"), and the Lessee(s): **Za'kiyah Lewis, Aislynn Riggs & Jermaine Lewis** all Lessees (hereinafter referred to collectively as "Tenant"), are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease.

For the valuable consideration described below, the sufficiency of which is hereby acknowledged, Landlord and Tenant do hereby covenant, contract and agree as follows:

1. GRANT OF LEASE: Landlord does hereby lease unto Tenant, and Tenant does hereby rent from Landlord, solely for use as a personal residence, excluding all other uses, the personal residence located in **Baltimore, MD 21223** with address of **107 S. Gilmor St., Apt. 2("Property")**

2. NATURE OF OCCUPANCY: As a special consideration and inducement for the granting of this Lease by the Landlord to the Tenant, the personal residence described above shall be used and occupied only by the members of the Tenant's family or others whose names and ages are set forth below:

NAME	Age	RELATIONSHIP
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1. _____		
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2. _____		
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3. _____		
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3. TERM OF LEASE: The lease is to commence on **June 1, 2026** and end on **May 31, 2027** at a combined rent of **\$19,800.00 (Nineteen Thousand Eight Hundred Dollars)** payable in equal monthly installments of **\$1,650.00 (One Thousand Six Hundred Fifty Dollars)** in advance, without notice, deduction, setoff, or demand, on the five days before the first day of each month. With the prorated amount of Rent is due **FIVE DAYS BEFORE** the 1st day of each month and shall be deemed late if not received by the fifth day of the month. A late charge equal to 5% of the monthly rent shall be applied to late rent.

This lease shall terminate on **May 31, 2027** and shall not automatically renew. Landlord or tenant shall give 60 days notice by certified mail to the Landlord or Tenant's intention not to renew this lease.

4. SECURITY DEPOSIT: There is a **\$1,600.00 (One Thousand Six Hundred Dollars)** balance for a Security Deposit for the current lease term. Landlord hereby acknowledges receipt from Tenant of a Security Deposit in the amount of **\$1,600.00** to be held by Landlord as a security deposit for excessive or unreasonable cleaning of, and repair of damages to, the Property upon the expiration or termination of this Lease, or other reasonable damages resulting from a default by Tenant, including but not limited to nonpayment of rent, damage due to breach of lease, or damage to the Property, common areas, major appliances, and furnishings. Tenant shall be liable to Landlord for all

damages to the leased Property upon the termination of this Lease, ordinary wear and tear excepted. Tenant is entitled to interest on the security deposit. The simple interest will accrue at the daily U.S. Treasury yield curve rate for one year, as of the first business day of each year, or 1.5% a year, whichever is greater. Said interest shall accrue at monthly intervals from the day the Tenant provides the security deposit. No interest is due or payable on deposits of less than \$50.00, on deposits held for less than six months, or for a period less than a full month. Tenant may not apply the security deposit to any rent due under this Lease. If Landlord sells or assigns the leased Property, Landlord shall have the right to transfer Tenant's security deposit to the new owner or assignee to hold under this Lease, and upon so doing Landlord shall be released from all liability to Tenant for return of said security deposit. The Security deposit will be held at Orrstown Bank in a dedicated interest bearing account. Deposit was received on **June 1, 2023**.

Within 45 days after the end of the tenancy, the landlord shall return the security deposit to the tenant, less any damages rightfully withheld.

The security deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of lease or for damage by the tenant or the tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the leased Property, common areas, major appliances, and furnishings owned by the landlord.

The tenant has the right to be present when the landlord or the landlord's agent inspects the Property in order to determine if any damage was done to the Property, if the tenant notifies the landlord by certified mail of the tenant's intention to move, the date of moving, and the tenant's new address.

The notice to be furnished by the tenant to the landlord shall be mailed at least 15 days prior to the date of moving. Upon receipt of the notice, the landlord shall notify the tenant by certified mail of the time and date when the Property are to be inspected. The date of inspection shall occur within five days before or five days after the date of moving as designated in the tenant's notice.

If any portion of the security deposit is withheld, the landlord shall present by first-class mail directed to the last known address of the tenant, within 45 days after the termination of the tenancy, a written list of the damages claimed, together with a statement of the cost actually

incurred.

5. RENT PAYMENTS: Tenant agrees to pay rent unto the Landlord during the term of this Lease in equal monthly installments of \$1,650.00 (One Thousand Six Hundred Fifty Dollars) payable on or before the 1st day of the month, the first full rent payment under this Lease being due upon lease execution.

Tenant agrees that if the full rent is not postmarked and mailed on or before **FIVE DAYS BEFORE** the 1st day of the month and it is received after the 5th day of the month, a late charge equal to 5% of the monthly rent shall be applied to late rent.

Tenant agrees that rent shall be paid in lawful money of the United States by: **online payments or certified checks**

Rent payments shall be made payable to: **Christopher Taylor** All notices from Tenant to Landlord under this Lease and applicable Maryland law shall be delivered to: **Christopher Taylor, 35 S. Stricker St., Baltimore, MD 21223**

Tenant agrees that rent monies will not be considered paid until Landlord or Landlord's agent receives the rent monies, by delivery to the above address. Tenant placing rent monies in the mail is not sufficient for rent to be considered paid, and rent will be considered unpaid until actual receipt thereof.

6. ONLINE CHECK RETURN: Rent payments made by check which do not clear the bank cost the Landlord additional expenses for bookkeeping and clerical services and that, therefore, tenant will pay the landlord **Thirty Five Dollars (\$ 35.00)** for each such bank returned check. In addition, personal checks will no longer be accepted on the Tenant's account for a period of twelve (12) months.

If there are multiple Tenants signed to this Lease, all such Tenants are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease. A judgment entered against one Tenant shall be no bar to an action against other Tenants.

7. DEFINITION OF RENT: All payments from Tenant to Landlord required under the terms of this Lease, including but not limited to late fees, court costs, repair costs, utility and water/sewage bills shall be deemed rent.

8. LATE CHARGE: To pay, as additional rent, a charge of **five percent (5%)** of the monthly rental as a late charge in the event that the Tenant shall fail to pay, both while occupying the Property and after vacating same, an installment of the rent for a period of **five (5) days** beyond the date on which it became due and payable. This shall not constitute a waiver of the landlord's right to institute proceedings for rent, damages, and/or repossession of the Property for non-payment of any installment of rent.

9. NON WAIVER AND ACCEPTING PAYMENTS: Should the Landlord or Manager accept any partial or late

rent payments, this in no way constitutes a waiver of the Landlord, nor affects any notice of eviction proceedings previously given. Waiver by either party of strict performance of any provision of this agreement shall not be a waiver of or prejudice the party's right to require strict performance of the same provision in the future or any other provision

10. OBSERVANCE OF RULES AND REGULATIONS: The Tenant, tenant's family, employees, agents and guests, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that violation of the rules and regulations is a default under this lease.

11. LEASE VIOLATIONS: (A) If any of the representations made in tenant's Application are misleading or untrue, or if Tenant, tenant's family, employees, agent or guests violate any provision of this Lease or any rule or regulation herein imposed, then Landlord may treat such representation or Lease violation as forfeiture under the terms of this Lease, with tenant's possession of the Property terminating on the date specified in Landlord's notice. Under such circumstances, landlord may re-enter and take possession of the Property by utilizing applicable law. If Tenant's possession of the Property should be so terminated, or if the Property should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Tenant will remain liable to Landlord for the rent through what would have been so terminated; and shall further remain liable for such other damages sustained by the Landlord due to tenant's breach of lease and/or tenant's termination of possession of the Property, cost incurred in reletting the Property (such as rental commissions, administrative expenses and proportionate share of advertising expenses), heat, gas and electricity costs for the Property while same remains vacant, and costs incurred in redecorating the Property. In the event tenant does not timely pay rent, landlord may, in addition to any other remedies available by law or pursuant to this Lease, distrain for same.

(B) Any false representations in Tenant's Lease Application concerning Tenant's household composition and/or income which wrongfully qualify tenant for the subsidy or tax credit benefits of the Property shall constitute a material and substantial breach of this Lease. In such event, Landlord may terminate this lease upon thirty days' written notice to tenant. Tenant shall be liable to Landlord for any losses, including reasonable attorney fees, incurred as result of such misrepresentations.

12. NOTICES: All notices from tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to Landlord at: address identical to address for payment of rent. All notices from landlord to tenant shall be delivered personally or to the Property, or sent By First Class or Certified Mail, addressed to Tenant at the Property. If more than one person shall be tenant hereunder, notice given to or by any one of them shall bind all.

13. UTILITIES: Tenant will provide and pay for the following utilities (indicate those that apply):

[X] Electric, [X] Gas, [X] Water, [] Garbage pick-up
The Water bill will be billed monthly. The bill will be divided by 1/2, one share for each apartment in the building and you will receive a bill for 1/2 of the amount billed by the city for water and sewer and any other miscellaneous charges on the official bill. The average monthly bill for this property is 120.00 which would mean your average bill will be around 60.00 per month. This may fluctuate based on usage and if the city raises rates or adds fees.

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Tenant Initials

Landlord will provide and pay for the following utilities (indicate those that apply):

[] Electric, [] Gas, [] Water, [] Garbage pick-up

Tenant is responsible for placing trash in the Trash can provided in the rear of the property. Do not put anything outside the Cans. Anything that doesn't fit in the Cans is your responsibility to dispose of. No exceptions. This is the one and only notice. Any violation of this provision of the lease will result in a seventy five dollar (75.00) fine issued to the tenant each time there is a violation plus any cost associated with removing and disposing of any trash/debris/bulk items you leave around the property.

Tenant is responsible for purchasing and installing a HVAC filter for the furnace every two/three months or as soon as the filter is dirty or exceeds its life capacity. Any repairs to the furnace due to lack of a clean or not installed filter will be paid by the tenant. If the landlord or any agent of the landlord observes a dirty Hvac filter at anytime when in the apartment the tenant will be charged a 75 fee plus the cost of the new filter to replace.

Tenant is responsible for purchasing and installing a water filter for the fridge when it is no longer working.

Tenant must start an account with BGE for gas & electric for the leased premises to start on the first day of the lease and remain on and in good standing for the entire length of the lease.

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Tenant Initials

Landlord shall inform Tenant of Tenants portion of Public Utilities (i.e. water bill) and Tenant shall pay Tenant portion within 10 calendar days. Public Utilities shall be considered Rent and subject to the terms and conditions of this Lease.

Tenant shall be responsible for contacting and arranging for any utility service not provided by the Landlord, and for any utilities not listed above. If Tenant fails to immediately put utilities in his/her name(s) then Landlord shall have the right to disconnect service and charge Tenant for any/all

applicable utilities and an administrative fee of \$50 per utility bill. In the event that utility bills are received by the Landlord, they will be provided to the Tenant and immediate payment will be due. Tenant shall be responsible for having same utilities disconnected on the day Tenant delivers the leased Property back unto Landlord upon termination or expiration of this Lease. Tenant's failure to pay for and maintain utility services shall be a material and substantial breach of this Lease and may result in a termination of the Lease. Tenant shall be charged an administrative fee of \$50 for each utility bill Landlord pays for in addition to the cost of the utility bill.

14. NOTICE OF INTENT TO SURRENDER: Any other provision of this lease to the contrary notwithstanding, at least sixty (60) days prior to the normal expiration of the term of this Lease as noted under the heading **TERM OF LEASE** above, Tenant shall give written notice to Landlord of Tenant's intention to surrender the residence at the expiration of the Lease term. If said written notice is not timely given, the Tenant shall become a month-to-month tenant as defined by applicable Maryland law, and all provisions of this Lease will remain in full force and effect, unless this Lease is extended or renewed for a specific term by written agreement of Landlord and Tenant.

If Tenant becomes a month-to-month tenant in the manner described above, Tenant must give a sixty (60) day written notice to the Landlord of Tenant's intention to surrender the residence. At any time during a month-to-month tenancy Landlord may terminate the month-to-month Lease by serving Tenant with a written notice of termination, or by any other means allowed by applicable Maryland law. Upon termination, Tenant shall vacate the Property and deliver same unto Landlord on or before the expiration of the period of notice.

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Tenant Initials

15. OBLIGATIONS AND DUTIES OF LANDLORD:

Landlord shall:

(a) Comply with the requirements of applicable building and housing codes materially affecting health and safety;

(b) Maintain the dwelling unit, its plumbing, heating and/or cooling system, in substantially the same condition as at the inception of the lease, reasonable wear and tear excluded, unless the dwelling unit, its plumbing, heating and/or cooling system is damaged or impaired as a result of the deliberate or negligent actions of the Tenant or those present with Tenant's knowledge or permission.

16. OBLIGATIONS AND DUTIES OF TENANT:

Tenant shall:

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Tenant Initials

(a) Keep that part of the Property that he occupies and uses as clean and as safe as the condition of the Property permits;

(b) Dispose from his dwelling unit all rubbish, garbage and other waste in a clean and safe manner in compliance with community standards;

(c) Keep all plumbing fixtures in the dwelling unit used by the Tenant as clean as their condition permits;

(d) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances, including elevators, in the Property;

(e) Not deliberately or negligently destroy, deface, damage, impair or remove any part of the Property or knowingly permit any other person to do so;

(f) Conduct himself/herself and require other persons on the Property with his consent to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their Property;

(g) Inform the Landlord of any condition of which he has actual knowledge which may cause damage to the Property;

(h) To the extent of his legal obligation, maintain the dwelling unit in substantially the same condition, reasonable wear and tear excepted, and comply with the requirements of applicable building and housing codes materially affecting health and safety;

(i) Immediately inform landlord of any fines or notices received or similar penalties or violations and pay said notices. Landlord reserves the right to pay for all fines and charge an administrative fee to Tenant in addition to the fines at the rate of \$50/hour with a minimum charge of \$50;

(j) Not engage in any illegal activity upon the leased Property as documented by a law enforcement agency;

(k) At the expiration or termination of the Lease, Tenant shall return the leased Property in as good condition as when taken by Tenant at the commencement of the lease, with only normal wear-and-tear excepted. Tenant shall have the right to remove from the Property Tenant's fixtures placed thereon by Tenant at his expense, provided, however, that Tenant in effecting removal, shall restore the leased Property to as good, safe, sound, orderly and slightly condition as before the addition of Tenant's fixture. Failing this, Tenant shall be obligated to pay for repairs as stated above;

(m) Pay a \$60.00 lock-out charge plus any additional locksmith charges.

Tenant shall not change the locks at the Property. In the event that Tenant changes the locks, Landlord shall have the right to immediately enter the property, replace all locks, and charge tenant for all lock and locksmith fees in the amount

of \$60.;

(n) Maintain all walkways and hallways in property's surround area free of debris, dirt and trash;

(o) As of the date of this Rental Agreement, Landlord represents, warrants and covenants that the sewer system of the Residence is in good working order, and that the sewer system will accept normal household waste for which the sewer system was designed.

Landlord informs the Tenant that the sewer system of the Residence is not designed to accept many types of items, included but not limited to, paper diapers, sanitary napkins, tampons, children's toys, wads of toilet paper, balls of hair, grease, oil, table scraps, clothing, rags, sand, dirt, rocks or newspaper. Do not throw down the toilet sanitary wipes EVEN THE ONES MARKED SEPTIC SAFE ON THE PACKAGE.

TENANTS INITIALS

Tenant agrees to pay for clearing the sewer drains of the Residence of any and all stoppages, except for those stoppages which the Landlord will agree were caused by defective plumbing, tree roots, acts of nature, or which are declared in writing to have been so caused by the plumber or other person who is called to clear the stoppage.

Tenant agrees that any violation of these provisions shall be considered a breach of this Lease.

17. REPAIRS: Tenant shall be responsible for the repair or replacement of any damage to the Property, its equipment and appliances, which result from negligence or misuse caused by Tenant, his or her guests or occupants. All repairs made by landlord will be charged to Tenant as additional rent.

18. DAMAGE TO PREMISES: In case of damage to the Property by fire or elements not caused by the fault, omission, negligence or other misconduct of tenant, tenant's family, employees, agents or guests, the Landlord will repair the damage, the rent being suspended only for such time as the Property, in the sole opinion of Landlord, shall remain untenable; but if the Property are so damaged that the Landlord shall decide that it is not advisable to repair, this Lease shall terminate and the tenant shall only be liable for rent to the date of damage.

19. APPLIANCES: Unless otherwise stated as part of the custom rental package, this Rental Agreement does NOT include any appliances. Appliances that are located on the Property are there solely at the convenience of the Landlord, who assumes no responsibility for their operation. While on

the Property, Tenants are free to use them; however, Tenants do so at their own risk. In the event appliances fail to function due to misuse or negligence of the tenant, Landlord is not liable for repair or damages. If Tenants wish, at any time they may request that any non-functioning appliances be removed. If landlord grants permission, Tenant may dispose of them at his/her expense.

20. NO ASSIGNMENT: Tenant expressly agrees that the leased Property nor any portion thereof shall not be assigned or sub-let by Tenant without the prior written consent of Landlord. This includes no Airbnb or any other short term rental arrangements.

21. TENANT INSURANCE: Landlord shall not be liable to Tenant, Tenant's family or Tenant's invitees, licensees, and/or guests for damages not proximately caused by Landlord or Landlord's agents. Landlord will not compensate Tenant or anyone else for damages proximately caused by any other source whatsoever, or by Acts of God, and Tenant is therefore required to independently purchase renters insurance and name Christopher Taylor as additional insured on the policy to protect Tenant, Tenant's family, Tenant's invitees, licensees, and/or guests, and all personal property on the leased Property and/or in any common areas from any and all damages.

Tenant(s) Signature

22. CONDITION OF LEASED PROPERTY: The Property will be made available in a condition permitting habitation and reasonable safety, such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to the life, health or safety of occupants. Tenant hereby acknowledges that Tenant has examined the leased Property prior to the signing of this Lease, or knowingly waived said examination. Tenant acknowledges that Tenant has not relied on any representations made by Landlord or Landlord's agents regarding the condition of the leased Property and that Tenant takes Property in its AS-IS condition with no express or implied warranties or representations beyond those contained herein or required by applicable Maryland law. Tenant agrees not to damage the Property through any act or omission, and to be responsible for any damages sustained through the acts or omissions of Tenant, Tenant's family or Tenant's invitees, licensees, and/or guests. If such damages are incurred, Tenant is required to pay for any resulting repairs at the

same time and in addition to the next month's rent payment, with consequences for non-payment identical to those for non-payment of rent described herein.

23. HOME INSPECTIONS: Landlord reserves the right to conduct one (1) routine home inspection every Thirty (30) days, given a 48-hour notice via telephone, mail or regularly scheduled appointments and/or ad-hoc inspections as deemed appropriate by landlord. The tenant shall be considered in default of the lease if tenant refuses to allow entry for a scheduled inspection. Landlord also retains the right to enter the Property more fully explained in Section 44 hereof.

24. ALTERATIONS: Tenant shall make no alterations, decorations, additions, or improvements to the leased Property without first obtaining the express written consent of Landlord. Any of the above-described work shall become part of the dwelling. If carried out by independent contractors, said contractors must be approved by Landlord. Tenant shall not contract for work to be done without first placing monies sufficient to satisfy the contract price in an escrow account approved by Landlord. All work shall be done at such times and in such manner as Landlord may designate. If a construction or mechanic's lien is placed on the leased Property as a result of the work, such shall be satisfied by Tenant within ten (10) days thereafter at Tenant's sole expense. Tenant shall be considered in breach of this Lease upon failure to satisfy said lien.

25. PETS: Resident and/or guests shall not maintain any pets upon the Property, without prior written consent of Management. NO animal, bird, reptile or fish of any kind will be kept on the Property, even temporarily, except properly trained dogs needed by blind, deaf, or disabled persons.

26. NO ILLEGAL USE: Tenant shall not perpetrate, allow or suffer any acts or omissions contrary to law or ordinance to be carried on upon the leased Property or in any common area. Upon obtaining actual knowledge of any illegal acts or omissions upon the leased Property, Tenant agrees to immediately inform Landlord and the appropriate authorities. Tenant shall bear responsibility for any and all illegal acts or omissions upon the leased Property and shall be considered in breach of this Lease upon conviction of Tenant or any of Tenant's family or invitees, licensees, and/or guests for any illegal act or omission upon the leased Property- whether known or unknown to Tenant.

27. NOTICE OF INJURIES: In the event of any significant injury or damage to Tenant, Tenant's family, or Tenant's invitees, licensees, and/or guests, or any personal property, suffered in the leased Property or in any common area, written notice of same shall be provided by Tenant to Landlord at the address designated for delivery of notices (identical to address for payment of rent) as soon as possible but not later than five (5) days of said injury or damage. Failure to provide such notice shall constitute a breach of

this Lease.

28. HOLD HARMLESS: To the fullest extent permitted by applicable Maryland law, Landlord and his Agent will be held free and harmless from any and all loss, claim or damage by reason of any accident, injury, or damage to any person or property occurring on or about the leased Property, unless such accident, injury, or damage shall be caused by the gross negligence of the Landlord, its agents, servants and/or employees.

29. LANDLORD'S RIGHT TO MORTGAGE: Tenant agrees to accept the Property subject to and subordinate to any existing or future mortgage or other lien, and Landlord reserves the right to subject Property to same. Tenant agrees to and hereby irrevocably grants Landlord power of attorney for Tenant for the sole purpose of executing and delivering in the name of the Tenant any document(s) related to the Landlord's right to subject the Property to a mortgage or other lien.

30. DELAY IN REPAIRS: Tenant agrees that if any repairs to be made by Landlord are delayed by reasons beyond Landlord's control, there shall be no effect on the obligations of Tenant under this Lease.

31. ABANDONMENT Abandonment of the Property shall be deemed to have occurred when the Tenant has removed the bulk of Tenant's furnishings from the Property.

32. RE-ENTRY OF PREMISES: In the event Tenant abandons or is required to vacate the Property due to landlord exercising its rights upon Tenant's breach of lease, then the Landlord shall have the right to enter the Property for the purpose of making alterations and repairs, and may relet the Property for a term which may at landlord's option be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Tenant of the liabilities imposed by applicable law and this Lease Agreement. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Property or storage area by the tenant, after the Tenant has vacated.

33. NOTICE OF ABSENCE FROM PREMISES: If Tenant is to be absent from the leased Property for seven (7) or more consecutive days, written notice of such should be served upon Landlord. If such absences are to be customary or frequent, the expected frequency and duration of absence should be summarily noted here:

Tenant expressly agrees and understands that absence from the Property, with or without notice, in no way obviates the requirement to pay rent and other monies as stated herein, or of the consequences of failure to timely pay same.

34. TERMINATION FOR VIOLENT OR DANGEROUS BEHAVIOR: Landlord shall terminate Tenant's occupancy of the Property within **fourteen (14) days** from the date written notice is delivered to the Tenant if the Tenant or any other persons on the Property with the Tenant's consent violates the terms of this Lease involving behavior which demonstrates a clear and imminent danger of the tenant or other person doing serious harm to themselves, other tenants, the Landlord, the Landlord's property or representatives, or any other person on the property.

35. POSSESSION OF PROPERTY: Tenant shall not be entitled to possession of the Property designated for lease until the security deposit and first month's rent (or prorated portion thereof), less any applicable promotional discount, is paid in full and the Property designated for lease is vacated by the prior tenant.

36. DELAY OF POSSESSION: The Landlord has not guaranteed a specific delivery date for the premise, and that the tenant will only be charged rent from the date on which the Property are ready for occupancy, Landlord will not be liable to tenant for any damages caused by a delay in the delivery of possession of the Property.

37. MATERIALITY OF APPLICATION TO RENT: All representations made by Tenant(s) on the Application to Rent (or like-titled document) are material to the grant of this Lease, and the Lease is granted only on condition of the truthfulness and accuracy of said representations. If a failure to disclose or lack of truthfulness is discovered on said Application, Landlord may deem Tenant to be in breach of this Lease.

38. MODIFICATION OF THIS LEASE: Any modification of this lease shall not be binding upon Landlord unless in writing and signed by Landlord or Landlord's authorized agent. No oral representation shall be effective to modify this Lease. If, as per the terms of this paragraph, any provision of this lease is newly added, modified, or stricken out, the remainder of this Lease shall remain in full force and effect.

39. NO WAIVER: The failure of Landlord to insist upon the strict performance of the terms, covenants, and agreements herein shall not be construed as a waiver or relinquishment of Landlord's right thereafter to enforce any such term, covenant, or condition, but the same shall continue in full force and effect. No act or omission of Landlord shall be considered a waiver of any of the terms or conditions of this Lease, nor excuse any conduct contrary to the terms and conditions of this Lease, nor be considered to create a pattern of conduct between the Landlord and Tenant upon which Tenant may rely upon if contrary to the terms and conditions of this Lease.

40. ADMINISTRATIVE AND ATTORNEY FEES: In the event tenant, tenant's family, agents, employees or guest violate any term or provision of this Lease, except for the obligation to pay rent, tenant shall pay to Landlord, in addition to the actual costs and expenses incurred by the Landlord as a result thereof, an Administrative Fee of \$50.00

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Tenant Initials

to help defray Landlord's costs and management time incurred in connection with having Tenant remedy such Lease violation. Should landlord employ an attorney because of such violation, the Tenant shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees, court costs, litigation expenses, and all associated expenses ("Legal Fees") as are incurred from legal proceedings. However, where legal proceedings are instituted by Landlord against Tenant, and said proceedings result in a monetary judgment in favor of Landlord, those reasonable attorney fees which Tenant shall be liable to landlord shall not be less than 15% of said judgment.

41. HEIRS AND ASSIGNS: It is agreed and understood that all covenants of this lease shall succeed to and be binding upon the respective heirs, executors, administrators, successors, assignees, purchasers and, except as provided herein, assigns of the parties hereto, but nothing contained herein shall be construed so as to allow the Tenant to transfer or assign this lease in violation of any term hereof.

42. DESTRUCTION OF PROPERTY: In the event the leased Property shall be destroyed or rendered totally untenable by fire, windstorm, or any other cause beyond the control of Landlord, then this Lease shall cease and terminate as of the date of such destruction, and the rent shall then be accounted for between Landlord and Tenant up to the time of such damage or destruction of said Property is the same as being prorated as of that date. In the event the leased Property are damaged by fire, windstorm or other cause beyond the control of Landlord so as to render the same partially untenable, but repairable within a reasonable time, then this lease shall remain in force and effect and the Landlord shall, within said reasonable time, restore said Property to substantially the condition the same were in prior to said damage, and there shall be an abatement in rent in proportion to the relationship the damaged portion of the leased Property bears to the whole of said Property.

43. EMINENT DOMAIN: In the event that the leased Property shall be taken by eminent domain, the rent shall be prorated to the date of taking and this Lease shall terminate on that date. Landlord shall be entitled to receive the entire award in the condemnation proceeding.

44. LANDLORD ENTRY AND LIEN: In addition to the rights provided by applicable Maryland law, Landlord shall have the right to enter the leased Property at all reasonable times for the purpose of inspecting the same and/or showing the same to prospective tenants or purchasers, and to make such reasonable repairs and alterations as may be deemed necessary by Landlord for the preservation of the leased premises or the building and to remove any alterations, additions, fixtures, and any other objects which may be affixed or erected in violation of the terms of this Lease. Landlord shall give reasonable notice of intent to enter Property except in the case of an emergency. Furthermore, Landlord retains a Landlord's Lien on all personal property placed upon the Property to secure the payment of rent and any damages to the leased Property in accordance with applicable law.

45. REPORTING REPAIRS: Promptly report all leaking, plumbing or other hazardous conditions to Landlord.

46. APPLICATION OR RENT: Any and all payments will be applied first to past due amounts for security deposit, late charges, repair charges, attorney fees, court charges and rent, and then to current charges.

47. SMOKE DETECTOR: Landlord has installed at least one smoke detector in the Property and that said detector(s) is in good condition and proper working order as of the beginning of the Lease term. Tenant agrees not to obstruct or tamper with said detector(s) or otherwise permit the detector(s) to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector(s) periodically and to report any malfunction therewith promptly to Landlord. Tenant assumes all liability to test the detector(s) and hereby waives and exonerates Landlord from any and all liability resulting from any defective detector(s) which Tenant shall not have specifically reported to Landlord in accordance with Section 12 of this Lease.

48. VEHICLE PARKING: Tenant shall not park any vehicle in any space on Landlord's property, which is designated as a no-parking area. If Tenant does park in a prohibited area, Landlord may, at its sole discretion, tow and store Tenant's vehicle at Tenant's risk and expense. All vehicles must have licenses, insurance and current tags. Vehicles may not be parked on grass or a yard.

Assigned Parking or Garage Parking for property: **NONE**

49. EXISTING DAMAGES: Upon written request of Tenant within fifteen (15) days of occupancy, Tenant shall have the right to have the Property inspected by the Landlord, in the Tenant's presence, for the purpose of making a written list of damages that exist at the commencement of the tenancy.

50. REMEDIES NOT EXCLUSIVE: The remedies and rights contained in and conveyed by this Lease are cumulative, and are not exclusive of other rights, remedies and benefits allowed by applicable Maryland law.

51. CARBON MONOXIDE ALARM: If required by applicable law, Landlord has supplied and installed one or more carbon monoxide alarms ("Alarm") in a central location outside of, and audible in, each sleeping area in the Property and has provided to Tenant written information on alarm testing and maintenance, which written information Tenant acknowledges having received, such that Tenant will be able to, and will, test and maintain the Alarm according to the manufacturer's guidelines and replace batteries as needed. Except as needed for repair or routine maintenance, Tenant agrees not to remove or disconnect any Alarm or remove batteries (except to replace the batteries) and will not render any Alarm inoperable. Tenant shall

immediately notify Landlord, by certified mail, of any malfunction or other problem of the Alarm.


Tenant's Signature

52. NO SMOKING POLICY: Tenant agrees and acknowledges that the property to be occupied by Tenant and member's of Tenant's household has been designated as a smoke-free living environment .The term "smoking" refers to inhaling, exhaling, breathing or carrying any lighted cigar, cigarette, or other tobacco or similar lighted product in any manner or in any form. Tenant and members of Tenant's household shall not smoke in the property, in the building where Tenant's property is located, in any common areas or adjoining grounds of such building or the rental community, nor shall tenant permit any guests or visitors under the control of the Tenant to do so.

53. ENTIRE AGREEMENT: This Lease contains the entire agreement between Landlord and tenant, and can only be changed in writing, signed by both parties.

54. SEVERABILITY: If any provision herein, or any portion thereof, is rendered invalid by operation of law, judgment, or court order, the remaining provisions and/or portions of provisions shall remain valid and enforceable and shall be construed to so remain.

55. GOVERNING LAW: This Lease is governed by the

statutory and case law of the State of Maryland.

56. QUIET ENJOYMENT: The only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

57. CREDIT CHECK AUTHORIZATION: The Tenant has authorized the Landlord, or his duly authorized representative, to order and to obtain, at Tenant's expense, a Consumer Report (Credit Report) from a Consumer Reporting Agency to be used in connection with the execution of this Lease. The Tenant hereby authorizes the Landlord or his duly authorized representative to disclose to the Landlord or any other party directly involved in this transaction with the credit information provided by such Consumer Reporting Agency or by the Tenant. This Lease is contingent upon receipt of and Landlord's approval of a satisfactory credit report of Tenant. If Landlord shall fail to approve Tenant's credit, then any deposit monies paid hereunder will be returned to the Tenant.

58. ADDITIONAL PROVISIONS: Nuisance provisions against repeated damage, not including 'normal' wear and tear, will apply i.e. Tenant will be responsible for the sum of all damages plus administrative fees.

WITNESS THE SIGNATURES OF THE PARTIES TO THIS RESIDENTIAL LEASE AGREEMENT:

LANDLORD, AGENT OR REPRESENTATIVES

Sign: Chris Taylor Print: Chris Taylor Date: 6/6/26

TENANT

Sign: Za'Kiyah Lewis Print: Za'Kiyah Lewis Date: 04/28/2026

Sign: Jermaine Lewis Print: Jermaine Lewis Date: 04/28/2026

ATTACHMENTS

ATTACHMENT A: LEAD-BASED PAINT, RADON GAS AND MOLD DISCLOSURE (RENTAL)

ATTACHMENT B: PHYSICAL DAMAGE COST SCHEDULE

ATTACHMENT C : APPLIANCE AGREEMENT

ATTACHMENT D : LEAD PAINT CERTIFICATE

ATTACHMENT E : TENANT CONTACT INFORMATION

ATTACHMENT F : MOVE-IN/OUT INSPECTION REPORT

Maryland Tenants' Bill of Rights

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland.

This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this bill of rights.

Tenant's Acknowledgment (initial)

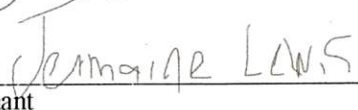
ZL / / JL / Tenant has received a copy of the pamphlet *Maryland Tenants' Bill of Rights*. In addition, Tenant acknowledges that the pamphlet is available online at <https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Documents/Tenant-Bill-of-Rights-V1.pdf> and knowledge of said website serves as receipt of said pamphlet.

Tenant's Signature - I/We attest that I am aware of the information provided above and agree to the conditions stated above:



Tenant

04/28/2026
Date



Tenant

04/28/2026
Date

Tenant

Date

ATTACHMENT A: LEAD-BASED PAINT, RADON GAS AND MOLD DISCLOSURE (RENTAL)

This Attachment A ("Disclosure") exclusively applies to the Property as identified in the Lease.

Warning Statements

WARNING! LEAD FROM PAINT, DUST, AND SOIL, RADON GAS & MOLD CAN BE DANGEROUS IF NOT MANAGED PROPERLY.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Radon is an invisible and odorless gaseous radioactive element. Mold is a general term for visible growth of fungus, whether it is visible directly or is visible when barriers, such as building components (for example, walls) or furnishings (for example, carpets) are removed.

Landlord's Disclosure

(a) Presence of Lead-Based Paint, Radon Gas, Mold and/or Lead-Based Paint, Radon Gas, or Mold Hazards (check (i) or (ii) below):

(i) _____ Known Lead-Based Paint, Radon Gas, Mold and/or Lead-Based Paint, Radon Gas, or Mold Hazards are present in the housing (explain).

(ii) x Landlord has no knowledge of Lead-Based Paint, Radon Gas, Mold and/or Lead-Based Paint, Radon Gas, or Mold Hazards in the housing.

(b) Records and reports available to the Landlord (check (i) or (ii) below):

(i) x Landlord has provided the Tenant with all available records and reports pertaining to Lead-Based Paint, Radon Gas, Mold and/or Lead-Based Paint, Radon Gas, or Mold Hazards in the housing (list documents below).
-Maryland Department of the Environment Lead Certificate

(ii) _____ Landlord has no reports or records pertaining to Lead-Based Paint, Radon Gas, Mold and/or Lead-Based Paint, Radon Gas, or Mold Hazards in the housing.

Tenant's Acknowledgment (initial)

(c) _____ Tenant has received copies of all information listed above, including the Maryland Department of the Environment Lead-Based Paint Certificate.

(d) _____ Tenant has received a copy of the pamphlets *Protect Your Family from Lead in Your Home* and *Lead Poisoning Prevention: Notice of Tenants' Rights*. In addition, Tenant acknowledges that the pamphlet is available online at <http://www.epa.gov/lead/pubs/leadpdfc.pdf>, and knowledge of said website serves as receipt of said pamphlet.

(e) Tenant has (check (i) or (ii) below):

(i) _____ / _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of Lead-Based Paint, Radon Gas, Mold and/or Lead-Based Paint, Radon Gas, or Mold Hazards; or

(ii) _____ / _____ waived the opportunity to conduct a risk assessment or inspection for the presence of Lead-Based Paint, Radon Gas, Mold and/or Lead-Based Paint, Radon Gas, or Mold Hazards.

In consideration of the rental of the Property to the undersigned Tenant, Tenant does hereby release, indemnify, hold harmless and forever discharge the Landlord, and/or owner of the Property, and separately his/her officers, agents and employees, successors and assigns, from any and all claims, liabilities, or causes of action of any kind that the Tenant may now have or at any time in the future may have against the Landlord from the presence of Lead-Based Paint, Radon Gas, Mold and/or Lead-Based Paint, Radon Gas, or Mold Hazards, in on or around the Property.

Landlord's Signature - I/We attest that the information provided above is true:

Chray
Landlord, Agent or Representatives

5/6/24
Date

Tenant's Signature - I/We attest that I am aware of the information provided above and agree to the conditions stated above:


Tenant

04/28/2026
Date

Jermaine Lewis
Tenant

04/28/2026
Date

**ATTACHMENT B
PHYSICAL DAMAGE COST SCHEDULE
REPAIR/REPLACEMENT/SERVICE SCHEDULE**

The following schedule of service charges will be charged, as additional rent, in the event Tenant causes damage and/or destruction beyond normal wear and tear of property belonging to the Landlord, and/or owner of the. This will include all damage, destruction of property and services rendered, excluding those normally associated with normal wear tear. Labor cost for items not specifically listed in this schedule shall be charged at the rate of \$50.00 per man-hour. In the event that actual cost exceeds those listed, the actual cost will be charged. The Tenant(s) is/are entitled to receive an itemized invoice of items purchased and services rendered.

Except for normal wear and tear, the following specific deductions or damages shall be charged against the Tenant(s):

LOCK-OUTS:.....\$60.00 plus any additional locksmith fee if applicable

CLEANING

Excessive or abnormal touch-up or patching of holes caused, by nails, etc.

Cost per patch	\$75.00
Repainting: per Bedroom	\$400.00
Repainting: Kitchen	\$400.00
Repainting: Bath.....	\$350.00
Repainting: Halls	\$200.00

Carpet Burn Holes/Iron Marks Minor Repairs

Charge per repair	\$75.00
Cleaning Entire 1-Bedroom.....	\$250.00
Cleaning Entire 2-Bedrooms.....	\$350.00
Cleaning Entire 3-Bedrooms.....	\$400.00
Cleaning Entire 4-Bedrooms.....	\$450.00

CARPET SHAMPOO

2 Bedrooms	\$225.00
3 Bedrooms:.....	\$275.00

DOORS.

Replace exterior door Wood	\$1,500.00
Metal.....	\$700.00
Exterior lock set	\$75.00
Entry door dead bolt.....	\$75.00
Lock changeover.....	\$75.00
Interior door knob set	\$75.00
Replace interior door.....	\$200.00
Bifold doors	\$200.00
Bifold doorknobs	\$25.00
Bifold door pins	\$20.00
Door stops	\$35.00
Door jams	\$300.00
Peep Holes	\$150.00
Door sweep.....	\$75.00
Door strip/weather stripping.....	\$125.00
Window glass	\$185.00
Window sill.....	\$165.00
Window-repair/replace.....	\$400.00

ELECTRICAL

Outlet covers	\$10.00
Oven grates	\$50.00
Oven temperature knob	\$50.00
Oven door handle	\$75.00
Oven Shelf.....	\$75.00
Sm. Drip pans.....	\$25.00

ATTACHMENT C: APPLIANCE AGREEMENT

Tenant acknowledges and agrees that at the time of possession of the unit, all appliances, including, as applicable, stove, refrigerator, washing machine and dryer, are in working order. Additionally, all plumbing drain lines, including, but not limited to bathtub, sinks, and toilet, are free of stoppage and operational. **Please do not put anything down the toilet except toilet paper. Do not put disposable wipes even ones that say septic safe. They will clog the pipes and back up the sewer system. You will be charged for any repairs.**

As such, with the execution of this Lease, Tenant assumes responsibility for the continued operation of the appliances and the continued free-passage of waste materials through the plumbing drain lines. In the event that any of the above-mentioned items-malfunction and/or the drain lines become clogged with foreign debris and/or grease, Tenant will pay any or all costs to repairs originating from negligence of or deliberate misuse by the tenant, while the Landlord will pay for repairs caused by faulty equipment or appliance malfunction. In the event Tenant has one or more unpaid charges for service calls for the repair of the washing machine and/or the dryer, or theft or removal of said appliances, the Landlord can exercise the right to remove and/or not replace the appliance from the leased unit.

Landlord shall have the sole decision as to whether the malfunctions, damage, and/or stoppages are caused by the neglect of Tenant.

At date of execution, the following appliances/apparatuses were located at the Property:

- Range
- Above the Range Microwave
- Refrigerator
- Garbage Disposal
- Dishwasher
- Washer
- Dryer

WITNESS THE SIGNATURES OF THE PARTIES TO THIS RESIDENTIAL LEASE AGREEMENT:

LANDLORD/AGENT/REPRESENTATIVE

Sign: Ch... Date: 5/6/24

TENANT

Sign: J. R. Ruffalo Date: 04/28/2026

Sign: Jermaine Lewis Date: 04/28/2026

Lg. Drip pans.....\$30.00

REFRIGERATOR

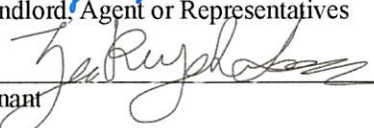
Refrigerator (defrost & clean)\$75.00
Refrigerator (single door).....\$1,000.00
Refrigerator (double door).....\$1,500.00
Vegetable bins\$125.00
Door gaskets,\$175.00
Shelf\$100.00
Handle.....\$125.00
Butter door.....\$50.00
Refrigerator door\$300.00
Freezer Door.....\$115.00

MISCELLANEOUS

Replace carpet.....Actual cost of replacement minus ordinary wear and tear
Replace kitchen floor under lay.....\$385.00
Replace bathroom floor underlay.....\$325.00
Furniture removal (per piece - regardless of truck size)...\$150.00
Trash removal per truck load (2 cubic yard limit)..\$350.00
Kitchen Tile (each).....\$35.00
Unreturned Key Per apartment door\$35.00
Unreturned Key-Mailbox\$25.00
Vinyl floor tile.....\$5.00 per sq ft.
Vinyl base.....\$5.00 per linear ft.
Vinyl stair thread.....\$75.00
Wood base\$5.00 per linear ft.
Quarter round\$3.00 per linear ft.
Closet pole.....\$75.00
Closet shelf.....\$50.00
Bath threshold\$50.00
Kitchen threshold.....\$50.00
Interior handrail.....\$185.00
Handrail bracket\$35.00
Exterior handrail:.....\$350.00
Secure exterior handrail\$50.00
Mow Lawn.....\$50.00
Trim Bushes.....\$50.00
Lawn Maintenance (misc).....\$50.00
Replace Wood Floors.....Actual cost of invoice +20%

This Addendum, as part of the Lease, establishes a tentative schedule of standard charges to be utilized by Landlord, and/or owner of the Property assessing charges against Tenant(s) for damages, with the exception of reasonable wear and tear done to the property. Landlord reserves the right to charge amounts other than those stated this Addendum if the repairs cost of materials exceeds those listed on this schedule. The Landlord further reserves the right to assess against Tenant(s), for such damages, the actual costs of materials and repairs if there is a variance between the rates listed in this Addendum and the actual bill for such materials and repairs.



Landlord, Agent or Representatives


Tenant

5/4/2026

Date
04/28/2026

Date